

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS P-16a-1, P-16a-2, P-16a-3

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, or national origin; and

WHEREAS, Robert J. and Frances L. Tegan, Francis W. Harrigan, and Francis H. and Mary E. Shanahan have expressed a desire to purchase said Parcels P-16a-1, P-16a-2, and P-16a-3, respectively, for the purpose of landscaping and fencing for use as a rear yard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Robert J. and Frances L. Tegan, Francis W. Harrigan, and Francis H. and Mary E. Shanahan be and hereby are designated as the developers of Disposition Parcels P-16a-1, P-16a-2, and P-16a-3, respectively, subject to:
 - a) Completion of improvements within six months from date of conveyance.
 - b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

2. That Disposition of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Robert J. and Frances L. Tegan, Francis W. Harrigan, and Francis H. and Mary E. Shanahan possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the subdivision of Parcel P-16a into P-16a-1, P-16a-2, and P-16a-3 in accordance with Section 602, Paragraph 15, of the Charlestown Urban Renewal Plan, is hereby approved.
5. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels P-16a-1, P-16a-2, and P-16a-3, between the Authority as seller and Robert J. and Frances L. Tegan, Francis W. Harrigan, and Francis H. and Mary E. Shanahan, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyer's agreements to complete the proposed developments within six months from the date of conveyance, such agreements to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.
6. That the Director is further authorized to execute and deliver deeds conveying said parcels pursuant to said disposition agreements; and that the execution by the Director of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.
7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

June 19, 1969

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: Charlestown Mass R-55 / DEVELOPMENT
DISPOSITION PARCELS P-16a-1, P-16a-2, P-16a-3

SUMMARY: This memorandum requests the designation of three property owners in Charlestown as redevelopers of three small abutting lots unsuitable for construction.

Letters of interest have been received from the owners of the abutting property respecting the purchase of a portion of Parcel P-16a in Charlestown.

Parcel P-16a consisting of approximately 14,000 square feet of land on the side of Bunker Hill in Charlestown is scheduled to be developed as public open space with provisions for controlling erosion of Bunker Hill. The Charlestown Urban Renewal Plan provides that the Parcel may be subdivided and that the use may be residential.

It is proposed that a portion of Parcel P-16a to be known as P-16a-1, P-16a-2, and P-16a-3 each consisting of 335 square feet of land be subdivided and sold to the owners of the abutting properties. This subdivision will not adversely affect the future development of Parcel P-16a.

Discussions with the interested parties were held in accordance with the Authority's "Policies and Procedures for the Sale of Small Parcels for Incidental Residential Uses," which resulted in the following recommended dispositions:

<u>Parcel #</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
P-16a-1	335 sq. ft.	Robert J. & Frances L. Tegan 360 Bunker Hill Street	Landscape & fence for use as a rear yard
P-16a-2	335 sq. ft.	Mr. Francis W. Harrigan 356 Bunker Hill Street	Landscape & fence for use as a rear yard

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<u>Parcel #</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
P-16a-3	335 sq.ft.	Francis H. & Mary E. Shanahan 358 Bunker Hill Street	Landscape and fence for use as a rear yard

It is recommended that the Authority adopt the attached resolution designating the owners of the abutting properties as identified above and within the resolution as the redevelopers of Parcel P-16a-1, P-16a-2, and P-16a-3.

An appropriate resolution is attached.